

Installation/Location: Ohana Military Communities  
 Partner: Ohana Military Communities/Hunt Military Communities  
 Prepared by: OMC/NAVFAHI

Date: 8/21/2020

For Follow Up (out of compliance issues):	
	Comments/Responses
<b>P</b>	<b>Permits</b>
1	Applicable permits for location posted/ filed?
	N/A
<b>AS</b>	<b>Arsenic</b>
1	Does the property include any locations with suspected arsenic or incidents of arsenic exposure?
	Suspected arsenic encapsulated in canec ceiling panels
	(a) Does the project include any CCA-treated lumber, such as decks or walkways?
	N/A
	(b) Is a procedure in place for identifying these locations prior to any work?
	N/A
	(c) Are the locations readily available to the Partner maintenance staff and contractors, especially landscaping?
	N/A
2	Is there an arsenic management plan or SOP for the property?
	No
	(a) Have arsenic management techniques been completed in accordance with the plan?
	N/A
3	What were the methods utilized by the Partner/contractor to minimize arsenic exposure?
	N/A
	(a) Did they utilize proper soil covering and cleaning techniques?
	N/A
4	Visit a recent excavation, landscaping area, or demolition project within an identified arsenic-contaminated area. What methods are currently being used to minimize exposure to arsenic?
	N/A
	(a) Are the employees working in the area aware of the hazards?
	N/A
	(b) Spot-check to see if they are wearing PPE and if they are part of any medical surveillance program.
	N/A
	(c) Are there measures to restrict access?
	N/A
	(d) Are there measures to prevent erosion?
	N/A
5	If disposal of arsenic waste was necessary, spot-check records to see how the waste was characterized, transported, and disposed.
	N/A
	(a) Are the contractors properly trained in hazardous waste management?
	N/A
	(b) Are there any outstanding areas of arsenic contamination?
	N/A
	(c) Are there plans to remediate them?
	N/A
6	Does the Partner receive annual drinking water test results?
	Yes
	(a) What is the procedure for informing residents of arsenic hazards in drinking water when DoN-supplied or supplied by an outside provider?
	Water report transmitted to all residents when received from government
<b>ACM</b>	<b>Asbestos (if current inventory includes ACM in any units or structure)</b>
1	Do buildings/homes with ACM exist at the property? Inventory listing and surveillance records.
	Yes
	(a) If yes, is an inventory maintained? If yes, spot-check the inventory for applicable buildings.
	Reviewed at COM, no friable ACM in living spaces
	(b) Check date of last routine assessment. Ask to view the report for applicable properties following the most recent inspection.
	Completed
	(c) Are tenants informed of ACM within their property? If yes, spot-check a few tenant lease agreements.
	Yes - asbestos addendum provided at lease signing
2	Is there an SOP/Plan for asbestos management?
	Yes - Identified in the OMMP
	(a) Does the plan contain information regarding ACM management activities and how to properly manage, handle, and dispose of asbestos? Ask to review a copy of the plan.
	Yes
	(b) Are there contractor licenses and training requirements?
	As applicable for abatement
	(c) Are there provisions to label known ACM materials within homes/buildings?
	N/A
3	Are there any current ACM management projects on site?
	No
	(a) Visit the areas. Are there notifications posted?
	N/A
	(b) Are contractors wearing PPE?
	N/A
	(c) Have they made appropriate provisions to prevent airborne asbestos from posing a risk to tenants?
	N/A
	(d) If any ACM abated, records law ACM Plan (Example: notifications to state/local authorities, DoN, EPA/State licenses, clearance documentation, waste shipment records, employee training/protection).
	N/A
4	Which personnel complete ACM management tasks (inspections, removals, etc.)?
	Contracted to vendors
	(a) View a sampling of personnel training and certification requirements. If only contractor's complete work at the property, ask to view a copy of their license and training documentation retained during the last ACM removal event.
	N/A - no active projects
	(b) Are the licenses up to date?
	N/A - contracted to vendors
	(c) Does the Partner conduct any on-site refresher training for employees inspecting homes for ACM?
	Yes
	(d) Employee exposure assessments, worker training records, medical examination records, training records and verification of contractor compliance.
	N/A
5	Does the Partner notify residents, employees, contractors, etc. who might come in contact with ACM?
	Yes
<b>CR</b>	<b>Cultural and Natural Resources</b>
1	Do any cultural or natural resources exist at the property?
	Yes
	(a) Are there any old homes, sites, or other artifacts on the property that should be preserved?
	Yes
	(b) Are there any natural resources utilized for human consumption on the property?
	No
2	Is there an SOP/Plan for cultural and natural resource management?
	Yes
	(a) Does the plan contain information regarding how to properly manage cultural and natural resources?
	Yes
3	Have any recent construction activities uncovered any cultural or natural resources?
	No
	(a) Were activities ceased? Was the state-specific historic preservation regulatory agency contacted?
	N/A
	(b) Were any follow-up studies or actions required?
	N/A
4	How does the Partner evaluate efficient appliance and equipment to preserve natural resources such as water and power sources?
	Implement Energy Star appliance and efficient water fixtures
	(a) Is there a protocol for purchasing energy efficient appliances?
	Yes
<b>E</b>	<b>Emergency Planning and Community Right-to-Know Act (EPCRA) &amp; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)</b>
1	Do you know if you have to report under EPCRA?
	Yes
2	Where is the chemical inventory maintained (is it centralized or at satellite locations)?
	Warehouses
	(a) Spot-check several items on the list. Is the list current? What chemicals and/or products are missing?
	Spot checked and no missing products
	(b) Compare with a recent purchase list for the previous year. Are all items included?
	N/A
	(c) Are quantities listed on the inventory?
	Yes, tracked through an inventory system
3	Where are chemicals stored on site (such as paint/removers/thinners, fluorescent bulbs, mercury-containing devices, refrigerants, PCBs, other flammable materials, batteries)?
	Warehouse-Approved containers/Universal waste recycling programs in place
	(a) Spot-check a few areas to see if release prevention (flammables lockers, containment) practices are in place.
	Flammable lockers are stored in the maintenance facilities at both Navy and Marine Corps sites. The flammables were labeled, organized by classification and segregated by compatibility.
	(b) Are spill response materials readily available?
	Yes
	(c) Randomly select three chemicals that you observe being stored. Are the SDS's for these products on site?
	Spot checked and confirmed proper storage. Identified a few labels with faded numbers for correction and recommended labeling shelves to quickly match the product to the SDS for easy reference in the event of an emergency
4	Where are the notifications to the SERC and LEPC maintained?
	N/A
	(a) Spot-check the notification. Were all required notification components submitted?
	N/A
5	Are any chemicals stored and used over 10,000 pounds?
	No
	(a) TRI reports likely aren't required at a PPV site since the 10,000 pound threshold isn't exceeded. Pool chemicals (e.g., chlorine) are likely to be the largest volume of chemical storage. Did the Partner store more than 10,000 pounds of pool chemicals in the previous year?
	No
	(b) What's the next chemical with the highest storage? Spot-check to make sure that it's less than 10,000 pounds.
	N/A
6	In the last year, what spills or releases occurred?
	None
	(a) Were any RQ's breached?
	No
	(b) Spot-check the RQ list to determine if the list is quickly retrievable. Does it include the appropriate RQ's for chemicals stored on site?
	No
	(c) Spot-check a few employee training records to see if they've been trained in SDS, chemical management, and chemical hazard awareness.
	Hazcom training part of LMS training platform

Installation/Location: Ohana Military Communities

Date: 8/21/2020

Partner: Ohana Military Communities/Hunt Military Communities

Hazardous Waste		Comments/Responses
1	Is there an EPA ID number?	N/A
2	What is their generator status; small quantity conditionally exempt generator (SQCEG), small quantity generator, or large quantity generator?	SQCEG
3	What types of hazardous wastes are generated at the property?	Batteries, CFLs, smoke detectors
	(a) Do they include batteries, pesticides, and/or used fluorescent bulbs? If so, visit a few storage locations.	recycled only
	(b) Are wastes properly stored and labeled? Are accumulation dates filled in? Are there any dented, bulging, or leaking containers?	Yes - properly stored and labeled
	(c) Are there designated storage/accumulation locations for hazardous waste and universal waste storage?	Yes - warehouses and observed to be properly stored
4	Is there an SOP/Plan for hazardous waste management?	Yes
	(a) Does the plan contain information regarding hazardous waste classification, labeling, storage, transport, and disposal requirements?	Yes
	(b) Does the plan provide guidance for recognizing hazardous and universal waste?	Yes
5	What is the condition of the storage location on site?	Good condition
	(a) Are there any open floor drains or uncurbed areas? Are there clean-up materials nearby?	Spill kits available
	(b) Is there evidence of any spills/leaks?	None
6	Which personnel complete hazardous waste management tasks?	Warehouse staff
	(a) When were personnel initially trained? Spot-check a few training records to see if they've completed hazardous waste training that includes universal waste.	SHARP Training
	(b) Does the Partner conduct any on-site refresher training?	Yes
	(c) Does the Partner check training records, licenses, and/or certifications for contractors that may generate hazardous waste (i.e. during construction activities or pest control)?	N/A
7	Where are disposal records and manifests maintained?	Warehouse office
8	Where are records for recycled materials (such as mercury-containing devices) maintained?	Warehouse office
9	How are expired products handled at the property?	N/A
	(a) Does the Partner utilize a disposal contractor for expired products?	N/A
	(b) Which contractors are utilized for disposal of universal and hazardous waste? View disposal records to determine the types of wastes typically generated at the property.	N/A
10	Where is the closest HW collection center? Are there restrictions on the types and quantities of waste?	Oahu
Lead-Based Paint (if current inventory includes LBP in any units or structure)		
1	Do homes containing LBP exist at the property?	Yes
	(a) If yes, spot-check the Partner's current inventory. Is the information readily available to technicians who are performing maintenance activities?	Yes
	(b) Is an annual inspection required by regulation or business agreement? If not, does the Partner conduct an annual walk through to inspect for LBP conditions? How is this documented?	Accomplished at COM/Annual PM
2	Is there an SOP/Plan for LBP management?	Yes
	(a) Does the plan identify how to properly identify, manage, handle, abate, and dispose LBP? Does the plan specify what type of work triggers the requirement to use a certified abatement or RRP contractor?	Yes
	(b) Are periodic lead evaluations performed? Are there records of semi-annual visual inspections with photos?	Yes - see item 1.b
3	Were all applicable tenants notified of LBP hazards?	Yes
	(a) How does the Property Manager or leasing agent know which housing units have LBP/LP and require a lease addendum and disclosure?	Lease packages generated automatically based on neighborhood
	(b) Does the Partner have a process for leasing residences with LBP/LP? Has Partner had legal review of the lead paint lease addendum to ensure it complies with federal and state requirements?	Yes
	(c) Spot-check several leases for the lease addendum and disclosure / educational information. Did the tenant sign the addendum and acknowledge receiving the disclosure form and EPA pamphlet?	Yes
4	Where are records maintained for LBP activities?	Yardi management system - Contractor maintains records
	(a) How does the Partner know what records must be maintained?	Follow EPA/State/Local requirements
	(b) Do the records include appropriate medical surveillance, inspection reports, abatement activities, clearance tests, soil sampling, paint sampling, waste characterization, and disposal records? What about abatement contractor oversight records?	Contractor maintains regulated information
5	Which personnel complete LBP management tasks?	Maintenance technicians
	(a) How does Partner make sure appropriately trained technicians are assigned LBP-related maintenance activities? Spot-check recent records for training and maintenance activities. Does the PPV Partner conduct any on-site refresher training?	Annual training
	(b) Are personnel records such as exposure assessments, worker training records, medical examination records, training records maintained for personnel completing LBP tasks?	Yes as applicable items pertain
	(c) Is contractor compliance with keeping the above personnel records verified?	N/A
6	Who performs LBP abatement for the project?	N/A
	(a) How does the Partner select abatement contractors?	N/A
	(b) What types of records for abatement does the Partner maintain? Spot check if any recent abatement. How were LBP materials disposed? How did the contractor determine if hazardous waste disposal was required?	N/A
	(c) Are there locations with known or suspected LBP in soil?	No
	(d) Are there results of physical assessments/visual inspections and test reports?	Yes
	(e) Do abatement records, including occupant and contractor notifications; testing and analysis; correspondence and reports; project scope; materials used; and disposal records exist for any abatement areas?	N/A
	(f) Are there Clearance Reports for abatement of lead-based paint or lead-based paint hazards?	N/A
Mold		
1	Have there been incidents of mold growth at the property?	Yes
	(a) If yes, visit some of the homes where mold growth has been identified, cleaned, and/or abated.	Due to COVID, no occupied units visited
	(b) Are there any current homes with pending mold removal activities?	Yes
	(c) What are the typical sizes of mold clean-ups at the property?	under 10 SF
2	Is there an SOP/Plan for mold management?	Yes
	(a) Does the plan contain information regarding how to properly identify, clean, and manage, mold?	Yes
	(b) Does it include work practices for routine inspections and clean up procedures (i.e. building envelope and roof inspections)?	Yes
3	Are mold-affected materials and mold growth regularly inspected and documented?	Yes
	(a) Is a procedure in place for locating and documenting new locations of mold growth?	Yes
	(b) Visit a selection of building units to observe them for presence of mold and any mitigation completed.	
4	How are affected Partner and contractor employees trained?	Annual training of employees/Contractor trains themselves
	(a) Do training materials include the types of mold hazards, requirements for mold abatement contractors, and best practices describing how to clean and prevent mold growth?	Yes
	(b) Spot-check a few training records to verify if employees completing mold abatement activities have completed the required training.	Completed
5	Where are records maintained for mold inspections, sampling, and clean-up?	Yardi
	(a) Ask to spot-check records for a few properties. Were proper requests and approvals completed?	N/A
	(b) Is there documentation of water intrusion events, resident complaints, response actions and follow-up on incident tracking log with photos? Are there written communications regarding mold?	In Yardi as applicable
	(c) Are there pre-remediation assessments, remediation work plans, and remediation project records including sampling results?	N/A
	(d) Are there records of written communications with tenants regarding assessment and clean-up?	Yes - Yardi and email
Ozone-Depleting Substances		
1	Do appliances containing ODS exist at the property?	Yes
	(a) If yes, what are the types and typical quantities of refrigerants used and stored? (i.e., R-22, R-410, and/or R-407C)	approximately 20 bottles of each type of refrigerant
2	Is there an SOP/Plan for ODS management?	Yes
	(a) Does the plan contain information regarding refrigerants stored and used on the property and how to properly manage, handle, and dispose refrigerants and appliances?	Yes
3	Are any refrigerants stored on site?	Yes
	(a) Is the storage location a secure area with restricted access to only those personnel with proper certification?	Yes
	(b) Are the refrigerants clearly labeled so technicians can identify the refrigerants for use?	Yes
	(c) Which personnel purchase refrigerants? By what means do they approve only compliant refrigerants for purchase and use?	Warehouse staff
4	When refrigerant-containing appliances/units reach the end of useful life, what is the process for disposal?	Recycling by contractor
	(a) Which on-site or off-site contractors remove refrigerants from cooling systems prior to final disposal?	HVAC technicians

Installation/Location: Ohana Military Communities

Date: 8/21/2020

Partner: Ohana Military Communities/Hunt Military Communities

	(b) If there is a scrap yard/warehouse on site to store appliances, visit the area to see if any refrigerants remain from the units. If not, is the Partner coordinating with an off-site contractor to remove refrigerant prior to final disposal?	Yes
5	Which personnel complete refrigerant management tasks (appliance inspections, HVAC additions/removals, etc.)?	HVAC technicians
	(a) View a sampling of applicable personnel's Section 608 Technician Certification and Training documents. This includes PPV Partner employees as well as contractors.	Completed
	(b) What is the process to have applicable personnel properly trained, certified, and maintain credentials? Does the PPV Partner conduct any on-site refresher training?	Yes
6	Are there any units with refrigerant capacity greater than 50 lbs.?	No
	(a) If yes, ask where does the Partner maintain the required service records of refrigerant units > 50 lbs. and spot-check a few service dates to see if they include quantity of refrigerant added and leak rates. If such appliances exist, visit the appliances to better understand its size for spot-checks at other PPV locations.	N/A
<b>PCB</b>	<b>Polychlorinated Biphenyls (PCBs)</b>	<b>Comments/Responses</b>
1	Do buildings and/or equipment/materials containing PCB exist at the property?	N/A
	(a) If yes, what types of equipment are present? If no, has a facility-wide assessment been completed to confirm the absence of PCB containing materials?	N/A
	(b) Is there an inventory of any applicable materials/equipment containing PCB's and their removal actions?	N/A
2	Is there a PCB management plan at the property?	No
	(a) Does the plan contain information regarding proper handling, use, labeling, storage, and disposal procedures?	N/A
3	Are applicable materials/equipment properly labeled as either containing or not containing PCBs?	N/A
	(a) Visit some locations to observe ballasts or capacitors that may be labeled "PCB-free."	N/A
	(b) Spot-check other known PCB equipment/materials; are the PCB ML markers clearly visible?	N/A
	(c) Are records available of recent sampling results of materials tested for PCB's?	N/A
4	Are PCB-containing materials/equipment properly stored?	N/A
	(a) Is the storage in accordance with written SOPs? Are the maintenance personnel aware of storage requirements, such as not mixing PCB-fluorescent ballasts with other waste?	N/A
5	Who are Partner/contractor employees who receive training on PCB's?	N/A
	(a) Ask to see a training package for proper recognition, handling, labeling, storage, and disposal practices. Is there a record that employees have routinely received training?	N/A
6	Was any waste that contained PCB's shipped off site within the last three years?	N/A
	(a) Who handles PCB shipments off site? Is there evidence of EPA-approval as waste handler? What records has Partner maintained as evidence of proper disposal?	N/A
	(b) Was there any remaining waste that was not shipped off site? If not, why?	N/A
		N/A
<b>PC</b>	<b>Pest Control</b>	
1	Are pesticides and/or herbicides applied at the property?	Yes
	(a) If yes, which contractors apply them?	Pest control vendor
	(b) Is there an inventory of approved pesticides? If yes, spot-check to see a list of current pesticides.	Yes
	(c) Is the pesticide applicator (subcontractor) using only pesticides from the Navy's approved pesticides list?	Yes
2	Is there an SOP/Plan for pesticide management?	Yes
	(a) Does the plan contain information regarding how to properly manage, handle, store, apply, and dispose pesticides and herbicides?	Yes
	(b) Is there any state-specific guidance included?	Yes
3	Are any pesticides stored on site?	No
	(a) If yes, ask to visit the storage location. Is the storage location a secure area with restricted access to only those personnel with proper training?	N/A
	(b) Are the pesticides clearly labeled so technicians can identify the contents?	N/A
	(c) Which contractors handle disposal of pesticides? Spot-check disposal records to see recent shipments of pesticides.	N/A
4	How does the Partner determine if the contractor's pesticide license is current?	Receive copies of licenses
	(a) Spot-check a few contractor pesticide applicator licenses. Are they current?	Completed
5	How are Partner employees trained in pesticide awareness?	N/A
	(a) Are any Partner employees trained to apply pesticides? Are they involved with the application, storage, or disposal of pesticides? If so, ask to spot-check a few Partner employee training records.	No
	(b) Do training packages include emergency procedures for responding to accidental releases of pesticides?	N/A
6	Are employees and tenants notified prior to pesticide application events?	Yes
	(a) What is the process to have applicable personnel properly trained, certified, and maintain credentials? Does the PPV Partner conduct any on-site refresher training?	Receive copies of licenses, do not conduct on site training
7	Are there pesticide application records, including the location, pest, method of application, and type of pesticide (trade name, active ingredient, EPA Reg #, formulation, concentration, etc.)?	vendor enters usage into NOPRS
<b>POL</b>	<b>Petroleum, Oil and Lubricants</b>	
1	Are POL used at the property? If yes, what are the types and typical quantities of POL used and stored?	Small equipment engine oil, oil based paint (minimal < 20 gal), WD40 and unleaded gas
	(a) Are there maintenance garages? Storage sheds? Equipment rooms? Outdoor tanks? Visit a few areas to see example POL and locations.	No
	(b) Does POL appear to be stored indoors? Are they stored in containment and away from drains?	Yes
	(c) Is there a spill kit nearby?	Yes
	(d) Does the Partner Maintenance Technician know what to do in case of a spill?	Yes
2	Do fuel oil storage tanks exist at the property? If yes, what are the types and sizes?	No
	(a) Are they underground and/or aboveground?	N/A
	(b) Is there storage of any product other than fuel oil? Visit a few areas to see the tanks. (Basements of homes, tank farms, and maintenance garages may have tanks).	No
3	Is there secondary containment for the tanks?	N/A
	(a) Is secondary containment required? What is the condition of the containment? Are there cracks or gaps? Is there evidence of any leaks or spills?	N/A
	(b) Are any tanks located outside of secondary containment?	N/A
	(c) Is there a spill kit nearby?	N/A
4	What is the condition of piping?	N/A
	(a) Is any piping leaking fuel oil? When was the most recent integrity test or equivalent environmental protection evaluation?	N/A
5	How does the Partner prevent spills?	N/A
	(a) Do all tanks have spill, overfill, corrosion protection, and high level alarms?	N/A
6	Is there an SOP/Plan for tank/container management?	N/A
	(a) Does the plan contain information regarding proper storage, overfill, containment, labeling, and maintenance?	N/A
	(b) Does the plan contain an inventory of all storage tanks and other units > 55 gallons at the property? When was the last time the plan was updated?	N/A
7	Is an SPCC Plan required?	Yes
	(a) Is there >1,320 gallons of aggregate aboveground or >42,000 gallons of aggregate underground POL storage of regulated capacity for multi-family homes and/or nonresidential buildings?	No
	(b) If so, ask to see a copy of the plan. Was it prepared by a qualified preparer? Is it up to date? Are the procedures outlined in the plan those being followed?	N/A
8	How are Partner employees and contractors trained on tank and POL management?	N/A
	(a) Does training include specifics about inspections, managing sheens, storage requirements, and oil disposal?	N/A
	(b) Is there refresher training?	N/A
	(c) Have there been any recent spills from storage tanks? If yes, how is the Partner preventing recurring instances? Were the cleanup and emergency procedures followed during the response? Was the Navy or Marine Corps installation Environmental point of contact promptly notified, and were they satisfied with the Partner's response? Was the PPV PM notified?	N/A
9	Where does the Partner maintain compliance recordkeeping?	N/A
	(a) Do they include inventories, maintenance records, testing results, training, and facility drawings?	N/A
	(b) Is there a record of the most recent training event?	N/A

Installation/Location: Ohana Military Communities

Date: 8/21/2020

Partner: Ohana Military Communities/Hunt Military Communities

P2	Pollution Prevention Act	Comments/Responses
1	What types of P2 initiatives have been completed at the property?	Various
	(a) Do they include water, energy, and waste reduction initiatives?	Yes
	(b) Does the plan include recommendations for low-flow toilets and shower heads, CFL bulbs, and programmable thermostats?	Yes
	(c) Is there potential for other unexplored initiatives?	Always
2	What is the selection process for purchasing building repair and maintenance products (e.g. paint, sealants, etc.)?	Review of available products from sources
	(a) Does the plan contain information to purchase and use lower toxicity chemicals such as low-VOC paints and/or environmentally friendly pesticides and building materials?	Yes
3	What types of recyclables are collected by local recycling vendors?	Cardboard/Aluminum/plastic - residential recycling
	(a) Is there potential to include additional waste streams?	Yes
4	Are employees trained on storage and handling provisions for chemicals to prevent a release to the environment?	Yes
	(a) Spot-check employee training records.	Completed
	(b) Spot-check storage locations to determine if proper storage techniques are utilized (e.g., flammables cabinets, containment for spills, limited exterior storage).	Completed and proper storage noted
	(c) Are clean-up materials stored in an easily accessible location?	Yes
RAM	Radioactive Materials	
1	Has the Partner been involved in a project requiring the use of a nuclear gauge?	No
	(a) If yes, what were the project specifics? Where was the nuclear gauge maintained? Who were the responsible contractors?	N/A
	(b) Are there any new construction/renovation activities that are currently underway and available for observation? If so, are the required radiation safety procedures being followed?	N/A
2	Is there an SOP/Plan for radioactive materials management?	N/A
	(a) Does the plan contain information regarding NRC training requirements, work practices for proper use of gauges, and other pertinent safety information?	N/A
	(b) Spot-check the review procedures for contractor's radioactive materials license, leak test results, calibration records, transportation documents, and training documents.	N/A
	(c) Does the plan contain procedures for additional inspections and testing to confirm that contractors using nuclear gauges are in compliance with applicable regulations?	N/A
3	Are annual reviews conducted to evaluate the radiation control program of any contractor who uses nuclear gauges on the PPV property?	N/A
	(a) Spot-check a few annual reviews and records to determine the contractors and their use of gauges.	N/A
	(b) Does the contractor calibrate nuclear gauge instruments annually?	N/A
4	Which Partner employees receive training in radiation safety and HAZMAT?	N/A
	(a) Spot-check several employee records to determine if training is current.	N/A
	(b) Spot-check the following pertinent records: inspection and calibration records, training records, employee dosimetry, job request forms, records for all contracted radiation work, and the contractor's radioactive materials license.	N/A
RA	Radon	
1	Have housing units at the property been tested for Radon?	Yes - at new construction
	(a) If yes, review a list of housing units that have been tested and their initial results.	located on Sharefile
	(b) Were any units over 4 pCi/L? If so, did the Partner complete radon mitigation activities and retest?	Yes
	(c) How often does the Partner retest?	N/A
2	Is there an SOP/Plan for radon management?	Yes
	(a) Does the plan contain information regarding testing requirements, notification procedures, mitigation activities, and follow-up testing requirements?	Yes
	(b) Does the plan include conditions to test and retest for radon before major construction, demolition, and renovation projects?	Yes
3	Who handles radon testing and mitigating activities?	OMC
	(a) Is the Partner or contractor aware of EPA recommendations?	Yes
	(b) Where do they place the radon test kits in the homes?	As instructed by manufacturer
4	What have been the most successful radon mitigation activities at the property?	Active radon mitigation systems
	(a) Sealing cracks? Installing fans?	fan installed
	(b) Have any mitigation activities been unsuccessful?	No
5	How does the Partner communicate radon hazards, testing, and results to the residents?	Discuss at move in for single home
	(a) View a sampling of communication documentation (pamphlets, letters, results, community programs, etc.).	N/A
	(b) Do the communication documents indicate that there are additional health hazards when combined with smoking?	N/A
	(c) Is there room for improvement to better inform the residents?	N/A
RE	Recyclables	
1	Do opportunities for recycling exist at the property?	Yes
	(a) If yes, what are the types and typical quantities of recyclables generated and stored? (e.g., plastics, yard waste, metal, electronics, etc.)	Residential waste
2	Is there an SOP/Plan for recyclables?	No formal SOP
	(a) Does the plan contain information regarding types of recyclables stored and used on the property and how to properly manage, segregate, handle, and recycle them?	N/A
3	Are any recyclables stored/staged on site or does a contractor collect them from each residence?	Weekly collection by contractor at residence
	(a) Is the storage/staging location a secure area with properly segregated and labeled areas?	N/A
4	How are residents informed of recycling opportunities?	Contained in move-in packet
	(a) Does the Partner update communications if additional recycling opportunities become available?	Yes
	(b) Do you offer pick up of recyclables for tenants?	Yes
5	Have there been any recent demolition or construction activities?	Over a year ago - Nani Ulupau
	(a) Did the Partner/contractor create an inventory of materials before commencing demolition?	Yes - as applicable
	(b) Did the Partner/contractor remove the demolition debris to a recycling facility?	N/A
CWA	Clean Water Act Compliance	
1	Do water bodies exist at the property?	Yes
	(a) If yes, what are the types (lakes, rivers, and/or streams)?	Pacific Ocean
	(b) Are there any groundwater water wells on site utilized as a drinking water source? If so, review their recent water sample results.	No
2	Are there any backflow preventers on the property?	Yes
	(a) If yes, are they tested annually?	Yes
	(b) Where is the testing information kept?	Maintenance Office
3	Is there an SOP/Plan for water management?	Yes
	(a) Does the plan contain information regarding proper storage, management, handling, and disposal of chemicals to prevent contamination of storm water runoff?	Yes
	(b) Does the SOP include BMPs for proper storm water management?	Yes
4	Are any chemicals stored outside?	No
	(a) What BMPs are utilized for chemical storage to minimize water exposure?	N/A
5	Are there any groundwater monitoring wells present on site?	No
	(a) If so, what contaminants have been identified as exceeding regulatory limits?	N/A
6	Review recent CCR's	NAVFAC requirement as water supplier/operator
	(a) View a sampling of CCR's delivered from the Navy. Have they been distributed to the tenants? Were there any exceedances?	Yes, no exceedances that OMC is aware of
	(b) If so, what steps have the Partner and/or contractor completed to mitigate elevated levels.	N/A
	(c) Were the CCR's delivered by July 1?	Yes - sent June 30 from NAVFAC
7	How is storm water managed on site?	Vegetated swales, proper direction of roof downspouts to grass areas
	(a) Is there a retention pond or other storm water management structure?	Yes
	(b) Is there a NPDES permit? If so, spot-check the NPDES permit to review applicable requirements.	No
	(c) If not, is there a general SWPPP/SWMP? Review the SWPPP to determine if BMPs are met for the property.	Yes
	(d) Have there been any recent construction projects? Were applicable permits obtained?	Yes
8	Are there test records for connections to existing Government Utilities?	Yes
9	Who supplies the water for consumption?	NAVFAC Hawaii and MCB Hawaii